GOVDOC
113/816
RA
92/17

BOSTON
PUBLIC
LIBRARY

MATTAPAN PLANNING DISTRICT

1990 POPULATION & HOUSING TABLES

with comparisons to Boston City share
and selected 1980 data

U.S. CENSUS (STF1)

Rolf Goetze
Mark R. Johnson

with the assistance of:
Bizhan Azad, Rhonda Bolling & Greg Perkins

Boston Redevelopment Authority
Policy Development & Research Department

Assisted by State Data Center
Massachusetts Institute for
Social and Economic Research
University of Massachusetts/Amherst

Revised, expanded January 15, 1992

City of Boston
Raymond L. Flynn, Mayor

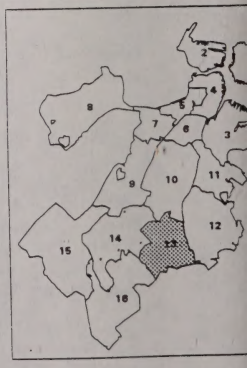
Boston Redevelopment Authority
Stephen Coyle, Director

Gregory W. Perkins, Acting Assistant Director
Policy Development & Research

Boston Redevelopment Authority Board Members

Clarence J. Jones, Chairman
Michael F. Donlan, Co-Vice Chairman
Francis X. O'Brien, Co-Vice Chairman
James K. Flaherty, Treasurer
Consuelo Gonzales Thornell, Member
Kane Simonian, Secretary

Nsa	Names
20	West Codman Hill - West WeCan - West Lower Mills
31	Franklin Field South
43	Southern Mattapan
44	Wellington Hill



BRA Planning Districts and NSAs
13 - Mattapan - Franklin

BRA Research Dept. MATFRNSA Goetze 9/15/93

STF1 EXPLANATORY NOTE

The U.S. Bureau of the Census has released the 1990 STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targeted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, employment, education, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Policy Development and Research Department has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. These data were assembled into 18 population tables and 16 housing tables. Some of these tables contain comparisons with 1980 data, while others contain "share ratios" comparing aspects of the planning district to city wide averages.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

In addition to the population and housing tables, the State Data Center, Massachusetts Institute for Social and Economic Research (MISER), University of Massachusetts/Amherst, printed the accompanying profile detailing all persons by age, sex and Hispanic origin in each planning district.

A complete 8 page profile of the 1990 STF1 data is available for each of Boston's 16 planning districts. Similar 8 page profiles will soon be available for the 69 Neighborhood Statistical Areas of Boston. Such 8 page profiles are also available for the City of Boston, the other 350 communities, the 14 counties, and the Commonwealth. These can be obtained by contacting the State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003.

BRA publication number 430, Census Glossary, may also be of interest. It is a 20 page appendix titled, "Definitions of Subject Characteristics", excerpted from Summary Population and Housing Characteristics, Massachusetts, 1990.

TABLE OF CONTENTS

P 1: PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990
P 2: POPULATION BY RACE/HISPANIC ORIGIN, SHARE of BOSTON, and CHANGE, 1980 - 1990
P 3: ALL PERSONS: AGE GROUPS, 1980 - 1990
P 4: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990
P 5: POPULATION MEDIAN AGE in YEARS by RACE and GENDER, 1990
P 6: POPULATION AGE GROUPS DETAILED by RACE/ETHNICITY, 1990
P 6a: RATIO to BOSTON CITY-WIDE AGE GROUP and RACE/ETHNICITY: 1990
P 7: HOUSEHOLD TYPE and RELATIONSHIP, 1990
P 8: GROUP QUARTERS RESIDENTS, 1990
P 9: HOUSEHOLD SIZE and HOUSEHOLD TYPE, 1990
P 10: HOUSEHOLD SIZE by HOUSEHOLD TYPE, 1990
P 11: RACE/ETHNICITY of HOUSEHOLDER by HOUSEHOLD TYPE, 1990
P11a: DISTRIBUTION of HOUSEHOLD TYPES by RACE/ETHNICITY COMPARED to BOSTON, 1990
P 12: PERSONS UNDER 18 YEARS: HOUSEHOLD TYPE and RELATIONSHIP, 1990
P 13: ALL HOUSEHOLDS BY TYPE AND BY MEMBERS UNDER 18, 1990
P 14: PERSONS UNDER 18 YEARS by AGE GROUP and RELATIONSHIP, 1990
P14a: DISTRIBUTION of PERSONS UNDER 18 YEARS by AGE GROUP and RELATIONSHIP COMPARED to BOSTON, 1990
P 15: PERSONS 65 YEARS and OLDER by HOUSEHOLD TYPE and RELATIONSHIP, 1990
P 16: HOUSEHOLDS by MEMBERS OVER 65, HOUSEHOLD SIZE and HOUSEHOLD TYPE, 1990
P 17: ASIAN and PACIFIC ISLANDER POPULATION, 1990
P 18: MARITAL STATUS, MALES and FEMALES, 15 YEARS and OVER, 1990

H 1: HOUSING UNITS by TENURE, 1980 and 1990
H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990
H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990
H 4: TENURE by AGE of HOUSEHOLDER, 1990
H 5: PERSONS in DWELLING UNIT, 1990
H 6: TOTAL HOUSING STOCK by ROOMS per UNIT, 1990
H 7: TOTAL NUMBER of ROOMS by TENURE, VACANCY STATUS, 1990
H 8: PERSONS PER ROOM in OCCUPIED HOUSING UNITS, by TENURE, 1990
H 8a: PERSONS PER ROOM DISTRIBUTION in OCCUPIED HOUSING UNITS, by TENURE, 1990
H 9: VALUE of SPECIFIED SINGLE FAMILY, OWNER-OCCUPIED HOUSING UNITS, 1990
H10: SINGLE FAMILY AGGREGATE VALUES by RACE/ETHNICITY of OWNER-OCCUPIER, 1990
H11: MONTHLY CONTRACT RENT in SPECIFIED RENTER-OCCUPIED HOUSING UNITS, 1990
H12: AGGREGATE MONTHLY CONTRACT RENT by RACE/ETHNICITY of HOUSEHOLDER, 1990
H13: TENURE by HOUSING UNITS in STRUCTURE, 1990
H13a: TENURE DISTRIBUTION by HOUSING UNITS in STRUCTURE, 1990
H14: AGGREGATE PERSONS by TENURE by UNITS in STRUCTURE, 1990
H14a: AGGREGATE PERSONS by TENURE DISTRIBUTION by UNITS in STRUCTURE, 1990
H15: STATUS of VACANT HOUSING UNITS, 1990
H16: VACANCY STATUS by DURATION of VACANCY, 1990

MISER: PROFILE #2: PERSONS BY AGE, RACE, SEX AND HISPANIC ORIGIN, 1990

GLOSSARY OF CENSUS TERMS

P 1: MATTAPAN/FRANKLIN PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	35,988	Population Percent of City:	6.3
Total Land Area (in Sq. Mi.):	2.81	Land Area Percent of City:	5.7
Population Density (per SqMi):	12,807	Density Ratio to City Average:	1.10

Source: 1990 U.S. Census STF1 Counts, BRA Research Department data.

P 2: POPULATION BY RACE/HISPANIC ORIGIN, SHARE of BOSTON, and CHANGE, 1980 - 1990

MATTAPAN/FRANKLIN	1980		1990		1990 - 1980 Change		1990 PD/Boston Ratio2
	Number	Percent	Number	Percent	Number	Percent	
Total Population	35,827	100.0	35,988	100.0	161	0.4	1.00
White1	5,695	15.9	3,024	8.4	(2,671)	-46.9	0.13
Black1	28,940	80.8	31,331	87.1	2,391	8.3	3.40
Native Americans	134	0.4	157	0.4	23	17.2	1.33
Asian + Pac.Islanders	95	0.3	272	0.8	177	186.3	0.14
Other Race	963	2.7	1,241	3.4	278	28.9	0.58
Hispanic Origin	1,645	4.6	2,518	7.0	873	53.1	0.65
White	235	0.7	268	0.7	33	14.0	0.19
Black	808	2.3	1,115	3.1	307	38.0	1.77
All other	602	1.7	1,135	3.2	533	88.5	0.61
Total Minorities	30,367	84.8	33,232	92.3	2,865	9.4	2.25
White, Non-Hisp.	5,460	15.2	2,756	7.7	(2,704)	-49.5	0.13
Black, Non-Hisp.	28,132	78.5	30,216	84.0	2,084	7.4	3.52

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.

1- includes persons of Hispanic origin

2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

NB: Numbers may not sum precisely to totals due to estimating and rounding. Also, counts shown in respective population, housing and household tables differ slightly, but this does not affect the usefulness of the data.

P 3: ALL PERSONS: AGE GROUPS, 1980 - 1990

MATTAPAN/FRANKLIN	1980		1990		1990 - 1980 Change		1990 PD/Boston Ratio1
	Number	Percent	Number	Percent	Number	Percent	
Total Persons:	35,827	100.0	35,988	100.0	161	0.4	1.00
0- 4 years	2,938	8.2	3,293	9.2	355	12.1	1.44
5-14	7,097	19.8	5,861	16.3	(1,236)	-17.4	1.65
15-24	7,195	20.1	6,165	17.1	(1,030)	-14.3	0.84
25-34	6,275	17.5	6,541	18.2	266	4.2	0.79
35-44	4,521	12.6	5,542	15.4	1,021	22.6	1.13
45-54	3,142	8.8	3,961	11.0	819	26.1	1.35
55-64	2,348	6.6	2,370	6.6	22	0.9	0.93
65-74	1,389	3.9	1,437	4.0	48	3.5	0.64
75-84	677	1.9	627	1.7	(50)	-7.4	0.46
85 +	245	0.7	228	0.6	(17)	-6.9	0.44

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

P 4: POPULATION AGE GROUP OVERVIEW by RACE ETHNICITY, 1980 and 1990

MATTAPAN/FRANKLIN

Years and Age	All	White1	Black1	AsianPI	All Others2	Hispanic Origin
1980, Total:	**35,827**	**5,695**	**28,940**	**87**	**1,105**	**1,645**
0-4 years	2,938	229	2,590	5	114	181
5-17	9,716	864	8,477	17	358	501
18-64	20,862	3,271	16,927	58	606	927
65 +	2,311	1,331	946	7	27	36
1990, Total:	**35,988**	**3,024**	**31,331**	**272**	**1,398**	**2,518**
0-4 years	3,293	159	2,893	40	201	338
5-17	7,799	365	6,973	84	377	675
18-64	22,641	1,819	19,907	143	772	1,416
65 +	2,292	681	1,558	5	48	89
Abs. Change,'90-'80:	**161**	**(2,671)**	**2,391**	**185**	**293**	**873**
0-4 years	355	(70)	303	35	87	157
5-17	(1,917)	(499)	(1,504)	67	19	174
18-64	1,779	(1,452)	2,980	85	166	489
65 +	(19)	(650)	612	(2)	21	53
Pct. Change,'90-'80:	**0.4**	**-46.9**	**8.3**	**212.6**	**26.5**	**53.1**
0-4 years	12.1	-30.6	11.7	700.0	76.3	86.7
5-17	-19.7	-57.8	-17.7	394.1	5.3	34.7
18-64	8.5	-44.4	17.6	146.6	27.4	52.8
65 +	-0.8	-48.8	64.7	-28.6	77.8	147.2

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes persons of Hispanic origin
2- includes Native Americans

P 5: POPULATION MEDIAN AGE in YEARS by RACE and GENDER, 1990

MATTAPAN/FRANKLIN	Total	Female	Male	Female Percent of Total Population
Total Population	**26.7**	**28.2**	**25.0**	**53.1**
White*	32.3	n/a	n/a	52.9
Black*	26.1	n/a	n/a	53.2
Asian + Pac.Islanders	21.9	n/a	n/a	49.3
Ratio to Boston Median Age, Gender:				
Total Population	**0.88**	**0.90**	**0.85**	**1.02**
White*	1.01	n/a	n/a	1.02
Black*	0.93	n/a	n/a	1.00
Asian + Pac.Islanders	0.79	n/a	n/a	1.00

Source: 1990 US Census STF1 Counts, Tables M3, M4, M5.
* includes persons of Hispanic origin

P 6: POPULATION AGE GROUPS DETAILED by RACE ETHNICITY, 1990

MATTAPAN/FRANKLIN	All	White1	Black1	AsianPI	All Others2	Hispanic Origin
Total Population:	**35,988**	**3,024**	**31,331**	**272**	**1,361**	**2,518**
Age						
0- 4 years	3,293	159	2,893	40	201	338
5-14	5,861	271	5,228	69	293	514
15-24	6,165	369	5,475	38	283	513
25-34	6,541	531	5,689	45	276	491
35-44	5,542	387	4,947	48	160	287
45-54	3,961	327	3,528	16	90	183
55-64	2,370	299	2,013	11	47	103
65-74	1,437	305	1,086	5	41	64
75-84	627	243	378	0	6	21
85 +	228	133	94	0	1	4
0- 4 years	**3,293**	**159**	**2,893**	**40**	**201**	**338**
5-17	**7,799**	**365**	**6,973**	**84**	**377**	**675**
5-11	4,228	207	3,746	52	223	385
12-14	1,633	64	1,482	17	70	129
15-17	1,938	94	1,745	15	84	161
18-64	**22,641**	**1,819**	**19,907**	**143**	**772**	**1,416**
18-44	16,310	1,193	14,366	116	635	1,130
45-64	6,331	626	5,541	27	137	286
65 +	**2,292**	**681**	**1,558**	**5**	**48**	**89**

Source: 1990, US Census STF1 Counts, Tables P6, P10, P11.
1- includes persons of Hispanic origin
2- includes Native Americans

P 6A: RATIO to BOSTON CITY-WIDE AGE GROUP and RACE/ETHNICITY:

MATTAPAN/FRANKLIN	All	White1	Black1	AsianPI	All Others2	Hispanic Origin
Total Population:	**1.00**	**0.13**	**3.40**	**0.14**	**0.60**	**0.65**
Age						
0- 4 years	**1.43**	0.15	3.29	0.31	0.81	0.82
5-14	**1.65**	0.19	3.53	0.32	0.69	0.79
15-24	**0.84**	0.08	3.29	0.08	0.56	0.59
25-34	**0.79**	0.10	3.16	0.10	0.57	0.55
35-44	**1.13**	0.13	3.68	0.19	0.56	0.58
45-54	**1.35**	0.18	4.13	0.12	0.60	0.69
55-64	**0.93**	0.17	3.53	0.10	0.54	0.67
65-74	**0.64**	0.18	2.73	0.06	0.82	0.68
75-84	**0.46**	0.21	2.22	0.00	0.27	0.48
85 +	**0.44**	0.30	1.86	0.00	0.19	0.35

Source: 1990, US Census STF1 Counts, Tables P6, P10, P11, and Table P 6, above.
1- includes persons of Hispanic origin
2- includes Native Americans

P 7: HOUSEHOLD TYPE and RELATIONSHIP, 1990

MATTAPAN/FRANKLIN	Total Persons	Total (in percent)	Subtotal	PD/Boston Ratio1
All Persons:	35,991	100.0	—	1.00
In family households:	31,933	88.7	100.0	1.33
Householder	8,648	24.0	27.1	1.19
Spouse	3,977	11.1	12.5	0.93
Child:	13,924	38.7	43.6	1.48
Natural-born or adopted	13,565	37.7	42.5	1.47
Step	359	1.0	1.1	1.94
Grandchild	1,277	3.5	4.0	2.13
Other relatives	2,698	7.5	8.4	1.60
Nonrelatives	1,409	3.9	4.4	1.69
Average persons per family:	3.30	—	—	1.03
In nonfamily households:	3,297	9.2	100.0	0.33
Householder living alone	2,079	5.8	63.1	0.41
Householder not living alone	512	1.4	15.5	0.26
Nonrelatives	706	2.0	21.4	0.25
In group quarters:	761	2.1	100.0	0.37
Institutionalized persons	611	1.7	80.3	1.17
Other persons in group quarters	150	0.4	19.7	0.10

Source: 1990 US Census STF1 Count. Tables P15, P17.
1- this ratio expresses relative concentrations. comparing the planning district to Boston as a whole.

P 8: GROUP QUARTERS RESIDENTS, 1990

MATTAPAN/FRANKLIN	Total Persons	Total (in percent)	Subtotal	PD/Boston Ratio1
All persons in group quarters:	761	100.0	—	1.00
Institutionalized persons	611	80.3	100.0	3.16
Correctional institutions	101	13.3	16.5	2.38
Nursing homes	203	26.7	33.2	1.61
Mental (Psychiatric) hospitals	58	7.6	9.5	14.47
Juvenile institutions	143	18.8	23.4	20.78
Other institutions	106	13.9	17.3	7.43
Other persons in group quarters	150	19.7	100.0	0.26
College dormitories	0	0.0	0.0	0.00
Military quarters	0	0.0	0.0	0.00
Emergency shelters for homeless	0	0.0	0.0	0.00
Visible in street locations	17	2.2	11.3	3.37
Other noninstitutional group quarters	133	17.5	88.7	1.62

Source: 1990 US Census STF1 Count. Table P28.
1- this ratio expresses relative concentrations. comparing the planning district to Boston as a whole.

P 9: HOUSEHOLD SIZE and HOUSEHOLD TYPE, 1990

MATTAPAN/FRANKLIN	Total H'holds	Total (in percent)	Subtotal	PD/Boston Ratio1
All households:	11,240	100.0	—	1.00
1 person:	2,080	18.5	100.0	0.52
Male householder	941	8.4	45.2	0.54
Female householder	1,139	10.1	54.8	0.51
2 or more persons:	9,160	81.5	100.0	1.26
Family households:	8,647	76.9	94.4	1.52
Married-couple family:	3,976	35.4	43.4	1.19
With related children	2,317	20.6	25.3	1.58
No related children	1,659	14.8	18.1	0.88
Other family:	4,671	41.6	51.0	1.98
Male householder, no wife present:	797	7.1	8.7	1.69
With related children	370	3.3	4.0	2.32
No related children	427	3.8	4.7	1.37
Female householder, no husband present:	3,874	34.5	42.3	2.05
With related children	2,816	25.1	30.7	2.42
No related children	1,058	9.4	11.6	1.47
Nonfamily households:	513	4.6	5.6	0.33
Male householder	278	2.5	3.0	0.33
Female householder	235	2.1	2.6	0.34

Source: 1990 US Census STF1 Count, Table P16.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 10: HOUSEHOLD SIZE by HOUSEHOLD TYPE, 1990

MATTAPAN/FRANKLIN	Household counts			PD/Boston Ratios:1		
	Total	Family	Non-Family	Total	Family	Non-Family
All households:	11,238	8,647	2,591	1.00	1.52	0.47
Household size:						
1 person	2,079	n/a	2,079	0.52	n/a	0.52
2 persons	2,699	2,312	387	0.81	1.04	0.35
3 persons	2,309	2,229	80	1.38	1.60	0.29
4 persons	1,935	1,904	31	1.68	1.83	0.27
5 persons	1,099	1,091	8	1.82	1.90	0.27
6 persons	579	576	3	2.04	2.14	0.20
7 or more persons	538	535	3	2.48	2.55	0.42

Source: 1990 US Census STF1 Count, Table P27.
1- these ratios express relative concentrations, comparing the planning district to Boston as a whole.

P 11: RACE/ETHNICITY of HOUSEHOLDER by HOUSEHOLD TYPE, 1990

	Household Counts				
MATTAPAN/FRANKLIN	All	White*	Black*	Asian	Hispanic
All households:	11,242	1,082	9,723	64	671
Family households:	8,652	685	7,592	60	560
Married-couple family:	3,976	390	3,442	33	199
With related children	2,317	148	2,059	24	148
No related children	1,659	242	1,383	9	51
Other family:	4,676	295	4,150	27	361
Male householder, no wife present:	800	60	712	6	41
With related children	371	11	348	1	25
No related children	429	49	364	5	16
Female householder, no husband present:	3,876	235	3,438	21	320
With related children	2,817	129	2,515	17	263
No related children	1,059	106	923	4	57
Nonfamily households:	2,590	397	2,131	4	111
Householder living alone	2,078	344	1,684	3	91
Householder not living alone	512	53	447	1	20

Source: 1990 US Census STF1 Count, Table P19.

*- Includes persons of Hispanic origin

P11a: DISTRIBUTION of HOUSEHOLD TYPES by RACE/ETHNICITY COMPARED to BOSTON, 1990

	(ratios)				
MATTAPAN/FRANKLIN	All	White*	Black*	Asian	Hispanic
All households:	**1.00**	**0.14**	**3.94**	**0.13**	**0.74**
Family households:	**1.52**	0.20	4.64	0.21	0.88
Married-couple family:	**1.19**	0.17	5.42	0.15	0.69
With related children	**1.58**	0.17	5.54	0.20	0.79
No related children	**0.88**	0.16	5.26	0.09	0.51
Other family:	**1.98**	0.27	4.14	0.37	1.03
Male householder, no wife present:	**1.70**	0.24	4.60	0.22	0.60
With related children	**2.33**	0.19	4.78	0.11	0.73
No related children	**1.37**	0.25	4.44	0.28	0.47
Female householder, no husband present:	**2.05**	0.29	4.05	0.46	1.13
With related children	**2.42**	0.36	3.97	0.62	1.14
No related children	**1.47**	0.23	4.29	0.22	1.07
Nonfamily households:	**0.47**	0.09	2.57	0.02	0.42
Householder living alone	**0.52**	0.11	2.50	0.02	0.53
Householder not living alone	**0.33**	0.04	2.90	0.02	0.21

*- Includes persons of Hispanic origin

NB: These ratios compare the proportions in the planning district to similar proportions in Boston as a whole.

P 12: PERSONS UNDER 18 YEARS: HOUSEHOLD TYPE and RELATIONSHIP. 1990

MATTAPAN/FRANKLIN	Number	Percent	PD Boston Ratio1
All persons under 18 years:	**11,076**	**100.0**	**1.61**
In households:	**10,930**	98.7	**1.60**
Household head or spouse	**27**	0.2	**2.05**
Own child:	**9,147**	82.6	**1.52**
In married-couple family	**4,146**	37.4	**1.24**
In other family:	**5,001**	45.2	**1.89**
Male householder, no wife present	**482**	4.4	**1.83**
Female householder, no husband present	**4,519**	40.8	**1.90**
Other relatives	**1,528**	13.8	**2.22**
Nonrelatives	**228**	2.1	**1.78**
In group quarters:	**146**	1.3	**2.89**
Institutionalized persons	**137**	1.2	**6.98**
Other persons in group quarters	**9**	0.1	**0.29**

Source: 1990 US Census STF1 Count, Table P21.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 13: ALL HOUSEHOLDS BY TYPE AND BY MEMBERS UNDER 18, 1990

	With Persons Under 18			PD/Boston Ratios:1		
MATTAPAN/FRANKLIN	Total	1,+*	none	Total	1,+*	none
All households	**11,239**	**5,583**	**5,656**	**1.00**	**1.97**	**0.67**
Family households:	**8,647**	**5,547**	**3,100**	**1.52**	**1.98**	**1.07**
Married-couple family	**3,976**	**2,334**	**1,642**	**1.19**	**1.58**	**0.88**
Other family:	**4,671**	**3,213**	**1,458**	**1.98**	**2.41**	**1.42**
Male h'holder, no wife present	**797**	**386**	**411**	**1.69**	**2.36**	**1.33**
Female h'holder, no husband present	**3,874**	**2,827**	**1,047**	**2.05**	**2.42**	**1.46**
Nonfamily households:	**2,592**	**36**	**2,556**	**0.47**	**1.39**	**0.46**
Male householder	**1,218**	**15**	**1,203**	**0.47**	**0.99**	**0.47**
Female householder	**1,374**	**21**	**1,353**	**0.47**	**1.94**	**0.46**

Source: 1990 US Census STF1 Count, Table P18.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole.

*- one or more persons under 18 years of age

P 14: PERSONS UNDER 18 YEARS by AGE GROUP and RELATIONSHIP, 1990

MATTAPAN/FRANKLIN	In Households					In Group Quarters	
	Total	OwnChi	Relat'n	NonRel'n		Inst'lzd	Other
All Persons under 18 years:	**11,078**	**9,150**	**1,526**	**229**	:	**137**	**9**
Household head or spouse under 18:	27	n/a	n/a	n/a	:	n/a	n/a
					:		
Total dependents under 18:	**11,051**	**9,150**	**1,526**	**229**	:	**137**	**9**
Under 3 years	**1,945**	1,510	396	35	:	2	2
3 and 4 years	**1,343**	1,072	243	28	:	0	0
5 years	**626**	523	90	12	:	0	1
6 to 11 years	**3,597**	3,058	451	83	:	0	5
12 and 13 years	**1,084**	975	89	20	:	0	0
14 years	**549**	471	58	9	:	11	0
15 to 17 years	**1,907**	1,541	199	42	:	124	1

Source: 1990 US Census STF1 Count, Table P22.

P14a: DISTRIBUTION of PERSONS UNDER 18 YEARS by AGE GROUP and RELATIONSHIP COMPARED to BOSTON, 1

(ratios)

MATTAPAN/FRANKLIN	In Households					In Group Quarters	
	Total	OwnChi	Relat'n	NonRel'n		Inst'lzd	Other
All Persons under 18 years:	**1.00**	**0.95**	**1.38**	**1.11**	:	**4.34**	**0.18**
					:		
Household head or spouse under 18:	**1.27**	n/a	n/a	n/a	:	n/a	n/a
					:		
Total dependents under 18:	**1.00**	**0.95**	**1.38**	**1.11**	:	**4.34**	**0.18**
Under 3 years	**0.85**	0.79	1.28	0.83	:	3.97	0.13
3 and 4 years	**0.95**	0.88	1.50	1.12	:	0.00	0.00
5 years	**0.96**	0.91	1.38	1.25	:	0.00	0.31
6 to 11 years	**1.02**	0.98	1.49	1.42	:	0.00	0.52
12 and 13 years	**1.04**	1.04	1.11	1.23	:	0.00	0.00
14 years	**1.07**	1.02	1.53	0.83	:	4.96	0.00
15 to 17 years	**1.16**	1.09	1.30	0.97	:	6.06	0.08

NB: These ratios compare the proportions in the planning district to similar proportions in Boston as a whole.
Source: 1990 US Census STF1 Count, Table P22.

P 15: PERSONS 65 YEARS and OLDER by HOUSEHOLD TYPE and RELATIONSHIP, 1990

MATTAPAN/FRANKLIN	Persons over 65 Number Persons	Total (in percent)	Subtotal	PD/Boston Ratio1
All Persons 65 years and over	**2,290**	**100.0**	—	**0.55**
In family households:	**1,495**	65.3	**100.0**	**0.68**
Householder	**771**	33.7	51.6	**0.65**
Spouse	**348**	15.2	23.3	**0.57**
Other relatives	**334**	14.6	22.3	**0.93**
Nonrelatives	**42**	1.8	2.8	**1.27**
In nonfamily households:	**524**	22.9	**100.0**	**0.33**
Male householder:	**151**	6.6	28.8	**0.38**
Living alone	**130**	5.7	24.8	**0.35**
Not living alone	**21**	0.9	4.0	**0.82**
Female householder:	**334**	14.6	63.7	**0.30**
Living alone	**309**	13.5	59.0	**0.28**
Not living alone	**25**	1.1	4.8	**0.85**
Nonrelatives	**39**	1.7	7.4	**0.73**
In group quarters:	**271**	11.8	**100.0**	**0.73**
Institutionalized persons	**253**	11.0	93.4	**0.76**
Other persons in group quarters	**18**	0.8	6.6	**0.45**

Source: 1990 US Census STF1 Count, Table P23.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 16: HOUSEHOLDS by MEMBERS OVER 65, HOUSEHOLD SIZE and HOUSEHOLD TYPE, 1990

MATTAPAN/FRANKLIN	Total H'holds	Total (in percent)	Subtotal	PD/Boston Ratio1
All households	**11,240**	**100.0**	—	**1.00**
H'holds w/ 1 or more 65 years and over	**1,629**	14.5	**100.0**	**0.69**
1 person	**438**	3.9	26.9	**0.38**
2 or more persons:	**1,191**	10.6	73.1	**0.98**
Family households	**1,133**	10.1	69.6	**0.98**
Nonfamily households	**58**	0.5	3.6	**1.00**
Households with no persons 65 years +	**9,611**	85.5	**100.0**	**1.08**
1 person	**1,641**	14.6	17.1	**0.58**
2 or more persons:	**7,970**	70.9	82.9	**1.32**
Family households	**7,514**	66.9	78.2	**1.65**
Nonfamily households	**456**	4.1	4.7	**0.31**

Source: 1990 US Census STF1 Count, Table P25.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 17: ASIAN and PACIFIC ISLANDER POPULATION, 1990

MATTAPAN/FRANKLIN	Persons	Percent	PD Boston Ratio1
Total Asian or Pacific Islanders:	**267**	**100.0**	**0.14**
Asian	**267**	100.0	**0.14**
Chinese	**31**	11.6	**0.03**
Filipino	**20**	7.5	**0.31**
Japanese	**6**	2.2	**0.05**
Asian Indian	**36**	13.5	**0.29**
Korean	**3**	1.1	**0.04**
Vietnamese	**126**	47.2	**0.42**
Cambodian	**17**	6.4	**0.27**
Hmong	**0**	0.0	**0.00**
Laotian	**0**	0.0	**0.00**
Thai	**0**	0.0	**0.00**
Other Asian	**28**	10.5	**0.38**
Pacific Islander	**0**	0.0	**0.00**

Source: 1990 US Census STF1 Count, Table P7.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 18: MARITAL STATUS, MALES and FEMALES, 15 YEARS and OVER, 1990

MATTAPAN/FRANKLIN	Total	Males	M/Tot (percent)	PD/Boston Ratio1	Females	Fe/Tot (percent)	PD/Bost Ratio1
Total persons 15 years and over:	**26,846**	**12,259**	45.7	**0.86**	**14,587**	54.3	**0.92**
Marital status:							
Never married	**12,371**	6,064	49.0	**0.77**	6,307	51.0	**0.85**
Now married, and not separated	**9,286**	4,645	50.0	**0.96**	4,641	50.0	**0.98**
Separated	**1,651**	568	34.4	**1.44**	1,083	65.6	**1.68**
Widowed	**1,455**	270	18.6	**0.69**	1,185	81.4	**0.87**
Divorced	**2,083**	712	34.2	**0.85**	1,371	65.8	**1.13**

Source: 1990 US Census STF1 Count, Table P14.
1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

H 1: HOUSING UNITS by TENURE, 1980 and 1990 *

MATTAPAN/FRANKLIN	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Bost Ratio1
Total Housing Units:	**13,064**	100.0	**12,237**	100.0	**(827)**	-6.3	**1.00**
Occupied total:	**11,546**	88.4	**11,238**	91.8	**(308)**	-2.7	**1.01**
Owner occupied	**4,053**	31.0	**4,099**	33.5	**46**	1.1	**1.19**
Renter occupied	**7,493**	57.4	**7,139**	58.3	**(354)**	-4.7	**0.93**
Vacant total:	**1,518**	11.6	**999**	8.2	**(519)**	-34.2	**0.91**
For sale only	**85**	0.7	**89**	0.7	**4**	4.7	**0.95**
For rent	**897**	6.9	**628**	5.1	**(269)**	-30.0	**0.96**
All other vacant DUs	**536**	4.1	**283**	2.3	**(253)**	-47.2	**0.81**

Source: 1990, 1980 US Census STF1 Counts. Tables H1. H2. H3.

* NB: Numbers may not sum precisely to totals due to estimating and rounding. Also, counts shown in respective population, housing and household tables differ slightly, but this does not affect the usefulness of the data.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

MATTAPAN/FRANKLIN	1980 Number	1980 Percent	1990 Number	1990 Percent	1990-1980 Change Number	1990-1980 Change Percent	1990 PD/Bost Ratio1
All Occupied housing units	**11,546**	100.0	**11,237**	100.0	**(309)**	-2.7	**1.01**
White1	**1,950**	16.9	**1,082**	9.6	**(868)**	-44.5	**0.14**
Black1	**9,228**	79.9	**9,720**	86.5	**492**	5.3	**3.98**
American Indian, Eskimo, or Aleut	**46**	0.4	**50**	0.4	**4**	8.7	**1.54**
Asian or Pacific Islander	**27**	0.2	**63**	0.6	**36**	133.3	**0.13**
Other race	**295**	2.6	**322**	2.9	**27**	9.2	**0.70**
Hispanic Origin	**476**	4.1	**668**	5.9	**192**	40.3	**0.74**
White	**66**	0.6	**70**	0.6	**4**	6.1	**0.20**
Black	**228**	2.0	**302**	2.7	**74**	32.5	**2.02**
All others	**182**	1.6	**296**	2.6	**114**	62.6	**0.72**
Total minorities	**9,662**	83.7	**10,225**	91.0	**563**	5.8	**2.71**
White, Non-Hispanic	**1,884**	16.3	**1,012**	9.0	**(872)**	-46.3	**0.14**
Black, Non-Hispanic	**9,000**	77.9	**9,418**	83.8	**418**	4.6	**4.07**

Source: 1990, 1980 US Census STF1 Counts. Tables H8 - H11.

1- includes persons of Hispanic origin

2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990

	Owner-Occupied				Renter-Occupied			
	1980	1990	1990-1980 Change		1980	1990	1990-1980 Change	
MATTAPAN/FRANKLIN	Number	Number	Number	Percent	Number	Number	Number	Percent
Occupied housing units	**4,056**	**4,100**	**44**	1.1	**7,490**	**7,137**	**(353)**	-4.7
White1	**927**	**569**	**(358)**	-38.6	**1,023**	**513**	**(510)**	-49.9
Black1	**3,040**	**3,444**	**404**	13.3	**6,188**	**6,276**	**88**	1.4
American Indian, Eskimo, or Aleut	**18**	**17**	**(1)**	-5.6	**28**	**33**	**5**	17.9
Asian or Pacific Islander	**12**	**23**	**11**	91.7	**15**	**40**	**25**	166.7
Other race	**59**	**47**	**(12)**	-20.3	**236**	**275**	**39**	16.5
Hispanic Origin	**123**	**131**	**8**	6.5	**353**	**537**	**184**	52.1
White	**13**	**25**	**12**	92.3	**53**	**45**	**(8)**	-15.1
Black	**82**	**69**	**(13)**	-15.9	**146**	**233**	**87**	59.6
All others	**28**	**37**	**9**	32.1	**154**	**259**	**105**	68.2
Total minorities	**3,142**	**3,556**	**414**	13.2	**6,520**	**6,669**	**149**	2.3
White, Non-Hispanic	**914**	**544**	**(370)**	-40.5	**970**	**468**	**(502)**	-51.8
Black, Non-Hispanic	**2,958**	**3,375**	**417**	14.1	**6,042**	**6,043**	**1**	0.0

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes persons of Hispanic origin

H 4: TENURE by AGE of HOUSEHOLDER, 1990

MATTAPAN/FRANKLIN	Total	Owner	Renter	PD/Boston Ratios:1 Total	Owner	Renter
Occupied housing units:	**11,239**	**4,101**	**7,138**	**1.00**	**1.18**	**0.92**
Age of Householder:						
15 to 24 years	**597**	78	519	**0.52**	**1.19**	**0.48**
25 to 34 years	**2,625**	454	2,171	**0.85**	**0.78**	**0.86**
35 to 44 years	**2,980**	1,038	1,942	**1.33**	**1.33**	**1.33**
45 to 54 years	**2,405**	1,114	1,291	**1.71**	**1.90**	**1.58**
55 to 64 years	**1,377**	769	608	**1.11**	**1.34**	**0.92**
65 to 74 years	**853**	437	416	**0.73**	**0.84**	**0.64**
75 years and over	**402**	211	191	**0.42**	**0.58**	**0.32**

Source: 1990 US Census STF1 Counts. Tables H12.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 5: PERSONS in DWELLING UNIT, 1990

MATTAPAN/FRANKLIN	Occupied Housing Units Total	Owner	Renter	PD/Boston Ratios:1 Total	Owner	Renter
Occupied housing units	**11,239**	**4,100**	**7,139**	**1.00**	**1.18**	**0.92**
Occupants:						
1 person	**2,079**	589	1,490	**0.52**	**0.62**	**0.49**
2 persons	**2,699**	906	1,793	**0.81**	**0.85**	**0.80**
3 persons	**2,312**	817	1,495	**1.38**	**1.48**	**1.34**
4 persons	**1,935**	768	1,167	**1.68**	**1.76**	**1.63**
5 persons	**1,099**	449	650	**1.82**	**1.81**	**1.82**
6 persons	**577**	276	301	**2.03**	**2.39**	**1.79**
7 or more persons	**538**	295	243	**2.48**	**3.13**	**1.98**
Persons per occupied housing unit:	**2.97**	**3.18**	**2.82**	**1.25**	**1.20**	**1.25**
Aggregate Persons by Tenure:	**35,227**	**14,081**	**21,146**			
In percent of Total:	**100.0**	40.0	60.0	1.00	1.16	0.91

Source: 1990 US Census STF1 Counts. Tables H17. H18.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 6: TOTAL HOUSING STOCK by ROOMS per UNIT. 1990

MATTAPAN/FRANKLIN	Housing Units		PD/Boston
	Number	Percent	Ratio1
Total Housing units	12,237	100.0	1.00
Rooms per Unit:			
1 room	199	1.6	0.28
2 rooms	855	7.0	0.68
3 rooms	1,487	12.2	0.65
4 rooms	2,167	17.7	0.89
5 rooms	3,282	26.8	1.33
6 rooms	2,343	19.1	1.49
7 rooms	942	7.7	1.48
8 rooms	453	3.7	1.38
9 or more rooms	509	4.2	1.00

Source: 1990 US Census STF1 Counts. Table H13.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 7: TOTAL NUMBER of ROOMS by TENURE, VACANCY STATUS, 1990

MATTAPAN/FRANKLIN	Total Rooms	Total (in percent)	Subtotal	PD/Boston Ratio1
Total Rooms in All DUs	60,814	100.0	------	1.00
Tenure and Status:				
In Occupied DUs	56,141	92.3	100.0	1.01
Owner occupied	25,273	41.6	45.0	1.09
Renter occupied	30,868	50.8	55.0	0.94
In Vacant DUs:	4,675	7.7	100.0	0.93
For rent	2,758	4.5	59.0	1.01
For sale only	425	0.7	9.1	0.87
Rented or sold, not occupied	836	1.4	17.9	1.36
For seasonal, recreational, or occasional	2	0.0	0.0	0.01
For migrant workers	18	0.0	0.4	4.81
Other vacant	636	1.0	13.6	0.62

Source: 1990 US Census STF1 Counts. Tables H14, H15, H16.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H 8: PERSONS PER ROOM in OCCUPIED HOUSING UNITS, by TENURE, 1990

MATTAPAN/FRANKLIN	Occupied Housing Units			PD/Boston Ratios:1		
	Total	Owner	Renter	Total	Owner	Renter
All occupied Housing Units	**11,241**	**4,103**	**7,138**	**1.00**	**1.18**	**0.92**
Persons per Room:						
0.50 or less	**5,102**	2,141	2,961	**0.77**	**0.88**	**0.71**
0.51 to 1.00	**4,738**	1,623	3,115	**1.22**	**1.75**	**1.06**
1.01 to 1.50	**931**	233	698	**2.14**	**3.24**	**1.92**
1.51 to 2.00	**345**	90	255	**1.38**	**3.82**	**1.13**
2.01 or more	**125**	16	109	**1.40**	**2.67**	**1.30**

Source: 1990 US Census STF1 Counts, Tables H21, H22.

H 8a: PERSONS PER ROOM DISTRIBUTION in OCCUPIED HOUSING UNITS, by TENURE, 1990

(in percent)

MATTAPAN/FRANKLIN	Column Distribution			Row Distribution		
	Total	Owner	Renter	Total	Owner	Renter
All occupied Housing Units	**100.0**	**100.0**	**100.0**	**100.0**	36.5	63.5
Persons per Room:						
0.50 or less	45.4	52.2	41.5	**100.0**	42.0	58.0
0.51 to 1.00	42.1	39.6	43.6	**100.0**	34.3	65.7
1.01 to 1.50	8.3	5.7	9.8	**100.0**	25.0	75.0
1.51 to 2.00	3.1	2.2	3.6	**100.0**	26.1	73.9
2.01 or more	1.1	0.4	1.5	**100.0**	12.8	87.2

Source: 1990 US Census STF1 Counts, Tables H21, H22, and Table H 8, above.

H 9: VALUE of SPECIFIED SINGLE FAMILY, OWNER-OCCUPIED HOUSING UNITS, 1990

MATTAPAN/FRANKLIN	Number	Percent	PD/Boston Ratio1
Specified Owner-occupied DUs:	**1,812**	**100.0**	**1.00**
Value:			
Less than $15,000	3	0.2	0.50
15,000 to 19,999	3	0.2	0.99
20,000 to 24,999	3	0.2	1.45
25,000 to 29,999	1	0.1	0.42
30,000 to 34,999	4	0.2	1.44
35,000 to 39,999	0	0.0	0.00
40,000 to 44,999	9	0.5	2.11
45,000 to 49,999	5	0.3	1.68
50,000 to 59,999	8	0.4	0.78
60,000 to 74,999	48	2.6	1.82
75,000 to 99,999	153	8.4	1.45
100,000 to 124,999	306	16.9	1.56
125,000 to 149,999	488	26.9	1.46
150,000 to 174,999	436	24.1	0.97
175,000 to 199,999	208	11.5	0.73
200,000 to 249,999	76	4.2	0.37
250,000 to 299,999	44	2.4	0.54
300,000 to 399,999	12	0.7	0.26
400,000 to 499,999	5	0.3	0.35
500,000 or more	0	0.0	0.00
LOWER QUARTILE VALUE	**$117,600**		**0.90**
MEDIAN VALUE	**$143,600**		**0.89**
UPPER QUARTILE VALUE	**$168,800**		**0.87**

Source: 1990 US Census STF1 Counts. Tables H23.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H10: SINGLE FAMILY AGGREGATE VALUES by RACE/ETHNICITY of OWNER-OCCUPIER, 1990

MATTAPAN/FRANKLIN	Number of Units	Total Value (millions)	Percent	Per Unit Value	PD/Boston Ratios:2 Number of Units	Total Value	Per Unit Value
Total for specified owner-occupied one family housing units:	1,810	$264.925	100.0	**$146,400**	**1.00**	**1.00**	**0.84**
Owner:							
White1	313	44.311	16.7	**$141,600**	**0.21**	**0.20**	0.79
Black1	1,464	215.506	81.3	**$147,200**	**4.92**	**5.57**	0.95
American Indian, Eskimo, or Aleut	7	0.988	0.4	**$141,100**	**2.26**	**2.20**	0.82
Asian or Pacific Islander	9	1.453	0.5	**$161,400**	**0.27**	**0.31**	0.94
Other race	17	2.667	1.0	**$156,900**	**0.86**	**1.07**	1.04
Hispanic origin	43	6.632	2.5	**$154,200**	**0.92**	**1.05**	0.95

Source: 1990 US Census STF1 Counts. Tables H24, H26, H28.

1- includes persons of Hispanic origin

2- these ratios express relative concentrations, comparing the planning district to Boston as a whole

H11: MONTHLY CONTRACT RENT in SPECIFIED RENTER-OCCUPIED HOUSING UNITS. 1990

MATTAPAN/FRANKLIN	Number	Percent	PD/Boston Ratio1
Specified renter-occupied units:	**7,118**	**100.0**	**1.00**
Cash rent:	**7,039**	98.9	**1.00**
Less than $100	**341**	4.8	**1.69**
100 to 149	**509**	7.2	**0.95**
150 to 199	**303**	4.3	**0.94**
200 to 249	**219**	3.1	**0.74**
250 to 299	**214**	3.0	**0.91**
300 to 349	**325**	4.6	**1.02**
350 to 399	**284**	4.0	**0.94**
400 to 449	**490**	6.9	**1.12**
450 to 499	**352**	4.9	**0.98**
500 to 549	**712**	10.0	**1.32**
550 to 599	**559**	7.9	**1.32**
600 to 649	**741**	10.4	**1.36**
650 to 699	**574**	8.1	**1.29**
700 to 749	**604**	8.5	**1.40**
750 to 999	**759**	10.7	**0.74**
1,000 or more	**53**	0.7	**0.09**
No cash rent	**79**	1.1	**0.76**
LOWER QUARTILE CONT. RENT	**$327**		**1.00**
MEDIAN CONTRACT RENT	**$534**		**0.98**
UPPER QUARTILE CONT. RENT	**$670**		**0.91**

Source: 1990 US Census STF1 Counts. Tables H32.

1- this ratio expresses relative concentrations. comparing the planning district to Boston as a whole

H12: AGGREGATE MONTHLY CONTRACT RENT by RACE ETHNICITY of HOUSEHOLDER. 1990

MATTAPAN/FRANKLIN	Number of Units	Total Rent/Mo (millions)	Percent	Average Rent/Mo (dollars)	PD/Boston Ratios:2 Number of Units	Total Rent/M	Average Rent/Mo
Specified renter-occupied DUs paying cash rent:	7,035	**$3.534**	100.0	**$502**	**1.00**	**1.00**	**0.89**
White1	486	**0.200**	5.7	**412**	**0.11**	**0.08**	0.68
Black1	6,209	**3.201**	90.6	**516**	**3.60**	**4.50**	1.11
American Indian. Eskimo. or Aleut	33	**0.015**	0.4	**463**	**1.35**	**1.46**	0.97
Asian or Pacific Islander	36	**0.017**	0.5	**488**	**0.10**	**0.10**	0.83
Other race	271	0.099	2.8	**367**	0.75	0.65	0.78
Hispanic origin	529	**0.203**	5.7	**383**	**0.74**	**0.64**	0.77

Source: 1990 US Census STF1 Counts. Tables H35.

1- includes persons of Hispanic origin

2- these ratios express relative concentrations. comparing the planning district to Boston as a whole

H13: TENURE by HOUSING UNITS in STRUCTURE, 1990

MATTAPAN/FRANKLIN	Total	Owner Occupied	Renter Occupied	Vacant	PD/Boston Ratios:1 Total	Owner Occup'd	Renter Occup'd	Vacant
All Housing Units	**12,240**	**4,099**	**7,139**	**1,002**	**1.00**	**1.19**	**0.93**	**0.92**
Units per structure:								
1, detached	**2,075**	1,783	227	65	**1.51**	**1.49**	**1.71**	**1.48**
1, attached	**626**	183	410	33	**1.12**	**0.71**	**1.57**	**0.81**
2	**2,831**	1,254	1,414	163	**1.65**	**1.79**	**1.56**	**1.47**
3 or 4	**3,567**	738	2,468	361	**1.12**	**1.09**	**1.14**	**1.13**
5 to 9	**953**	25	787	141	**0.64**	**0.14**	**0.69**	**0.86**
10 to 19	**1,054**	17	909	128	**0.80**	**0.13**	**0.87**	**0.90**
20 to 49	**768**	32	675	59	**0.66**	**0.27**	**0.75**	**0.44**
50 or more	**248**	21	179	46	**0.19**	**0.16**	**0.17**	**0.35**
Mobile home or trailer	**2**	2	0	0	**0.21**	**0.34**	**0.00**	**0.00**
Other	**120**	44	70	6	**0.84**	**1.11**	**0.72**	**0.98**

Source: 1990 US Census STF1 Counts, Tables H41, H42, H43.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

H13a: TENURE DISTRIBUTION by HOUSING UNITS in STRUCTURE, 1990

(in percent)

MATTAPAN/FRANKLIN	Column Distribution Total	Owner	Renter	Vacant	Row Distribution Total	Owner	Renter	Vacant
All Housing Units	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	33.5	58.3	8.2
Units per structure:								
1, detached	17.0	43.5	3.2	6.5	**100.0**	85.9	10.9	3.1
1, attached	5.1	4.5	5.7	3.3	**100.0**	29.2	65.5	5.3
2	23.1	30.6	19.8	16.3	**100.0**	44.3	49.9	5.8
3 or 4	29.1	18.0	34.6	36.0	**100.0**	20.7	69.2	10.1
5 to 9	7.8	0.6	11.0	14.1	**100.0**	2.6	82.6	14.8
10 to 19	8.6	0.4	12.7	12.8	**100.0**	1.6	86.2	12.1
20 to 49	6.3	0.8	9.5	5.9	**100.0**	4.2	88.1	7.7
50 or more	2.0	0.5	2.5	4.6	**100.0**	8.5	72.8	18.7
Mobile home or trailer	0.0	0.0	0.0	0.0	**100.0**	100.0	0.0	0.0
Other	1.0	1.1	1.0	0.6	**100.0**	36.7	58.3	5.0

Source: 1990 US Census STF1 Counts, Tables H41, H42, H43, and Table H 13, above.

H14: AGGREGATE PERSONS by TENURE by UNITS in STRUCTURE, 1990

MATTAPAN/FRANKLIN

	Total	Owned	Rented	PD/Boston Ratios:1 Total	Owned	Rented
Total Persons in Occupied Units	**35,229**	**14,082**	**21,147**	**1.00**	**1.16**	**0.91**
Units per structure:						
1, detached	7,182	6,389	793	1.32	1.31	1.45
1, attached	2,112	698	1,414	1.04	0.72	1.32
2	8,316	4,173	4,143	1.47	1.61	1.35
3 or 4	10,443	2,410	8,033	1.06	1.07	1.06
5 to 9	2,442	85	2,357	0.84	0.19	0.70
10 to 19	2,409	36	2,373	0.75	0.12	0.81
20 to 49	1,512	62	1,450	0.62	0.24	0.87
50 or more	411	39	372	0.17	0.15	0.18
Mobile home or trailer	11	11	0	0.58	0.72	0.00
Other	391	179	212	0.93	1.27	0.75

Source: 1990 US Census STF1 Counts, Table H44.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

H14a: AGGREGATE PERSONS by TENURE DISTRIBUTION by UNITS in STRUCTURE, 1990

(in percent)

	Column Distribution			Row Distribution		
MATTAPAN/FRANKLIN	Total	Owned	Rented	Total	Owned	Rented
Total Persons:	**100.0**	**100.0**	**100.0**	**100.0**	40.0	60.0
Units per structure:						
1, detached	20.4	45.4	3.7	**100.0**	89.0	11.0
1, attached	6.0	5.0	6.7	**100.0**	33.0	67.0
2	23.6	29.6	19.6	**100.0**	50.2	49.8
3 or 4	29.6	17.1	38.0	**100.0**	23.1	76.9
5 to 9	6.9	0.6	11.1	**100.0**	3.5	96.5
10 to 19	6.8	0.3	11.2	**100.0**	1.5	98.5
20 to 49	4.3	0.4	6.9	**100.0**	4.1	95.9
50 or more	1.2	0.3	1.8	**100.0**	9.5	90.5
Mobile home or trailer	0.0	0.1	0.0	**100.0**	100.0	0.0
Other	1.1	1.3	1.0	**100.0**	45.8	54.2

Source: 1990 US Census STF1 Counts, Table H44, and Table H 14, above.

H15: STATUS of VACANT HOUSING UNITS, 1990

MATTAPAN/FRANKLIN	Number	Percent	PD/Boston Ratio1
Total vacant housing units:	1,000	100.0	0.92
Status:			
For rent	628	62.8	0.96
For sale only	89	8.9	0.95
Rented or sold, not occupied	165	16.5	1.48
For seasonal, or occasional use	1	0.1	0.02
For migrant workers	3	0.3	3.62
Other vacant	114	11.4	0.59
---	---		---
Boarded up	67	6.7	0.88
Not boarded up	933	93.3	0.92
---	---		---
Vacant, usual home elsewhere	4	0.4	0.06
All other vacants	995	99.5	0.97

Source: 1990 US Census STF1 Counts, Tables H5, H6, H7.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

H16: VACANCY STATUS by DURATION of VACANCY, 1990

					PD/Boston Ratios:1			
MATTAPAN/FRANKLIN	Total Vacants	For Rent	For Sale Only	All Other	Total Vacants	For Rent	For Sale Only	All Other
Total vacant housing units:	1,001	628	89	284	1.00	1.05	1.04	0.89
Vacancy duration:								
Less than 2 months	221	156	8	57	0.87	0.93	0.92	0.73
2 up to 6 months	420	265	64	91	1.15	1.06	2.08	1.08
6 or more months	360	207	17	136	0.94	1.15	0.37	0.87

Source: 1990 US Census STF1 Counts, Tables H40.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

(in percent)

	Column Distribution				Row Distribution			
	Total	For Rent	For Sale	Other	Total	ForRent	For Sale	Other
Total vacant housing units:	100.0	100.0	100.0	100.0	100.0	62.7	8.9	28.4
Vacancy duration:								
Less than 2 months	22.1	24.8	9.0	20.1	100.0	70.6	3.6	25.8
2 up to 6 months	42.0	42.2	71.9	32.0	100.0	63.1	15.2	21.7
6 or more months	36.0	33.0	19.1	47.9	100.0	57.5	4.7	37.8

Source: 1990 US Census STF1 Counts, Tables H40, and Table H 16, above.

REPORT #91-14
Area Name: Mattapan/Franklin
State:MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin
1990 Census of Population and Housing, Summary Tape File 1
Area Type: Planning District

P12. Persons by Age, Race and Sex (Universe: Persons)
All Persons: 35,988 All Females: 19,082 All Males: 16,907

Age	White Total	White Female	Black Total	Black Female	Am.Ind/Esk/Aleut Total	Am.Ind/Esk/Aleut Female	Asian/Pac Isl. Total	Asian/Pac Isl. Female	Other Race Total	Other Race Female
Total	3,014	1,593	31,324	16,654	156	70	268	131	1,228	636
Under 1	34	23	467	222	6	3	7	1	28	12
1 - 2	71	32	1,226	620	4	1	18	11	86	45
3 - 4	54	18	1,200	599	7	2	15	12	70	36
5	37	18	544	271	4	2	9	5	34	15
6	31	15	492	241	1	0	11	4	33	11
7 to 9	84	35	1,644	791	10	6	24	15	88	51
10 - 11	55	23	1,066	518	9	3	8	4	44	23
12 - 13	42	21	978	488	4	0	10	4	48	14
14	22	9	504	268	4	1	7	3	14	7
15	27	11	538	263	0	0	4	3	29	18
16	42	11	585	294	2	1	6	4	23	8
17	25	7	622	302	2	1	5	3	28	12
18	26	12	553	289	2	1	9	3	18	4
19	34	18	532	267	2	2	3	2	26	12
20	36	21	523	271	6	3	4	1	26	15
21	40	25	495	265	2	1	0	0	24	12
22 - 24	139	70	1,627	861	11	4	7	6	82	41
25 - 29	273	130	2,882	1,526	10	6	19	5	136	80
30 - 34	258	133	2,807	1,519	19	8	26	13	111	64
35 - 39	207	94	2,590	1,421	12	6	28	15	77	35
40 - 44	180	100	2,357	1,326	7	3	20	7	64	36
45 - 49	168	78	1,992	1,085	11	6	11	4	45	29
50 - 54	159	80	1,536	828	5	3	5	2	29	17
55 - 59	133	70	1,086	640	2	1	4	2	27	16
60 - 61	68	43	402	231	1	0	3	0	5	1
62 - 64	98	62	525	311	3	2	4	3	9	5
65 - 69	170	96	687	393	7	2	2	1	13	7
70 - 74	135	84	399	232	3	2	3	1	18	13
75 - 79	131	74	241	158	0	0	0	0	5	2
80 - 84	112	78	137	91	0	0	0	0	1	1
85 & over	133	109	94	67	1	0	0	0	0	0
Under 65										
0-4	159	73	2,893	1,441	17	6	40	24	184	93
5-17	365	150	6,973	3,436	36	14	84	45	341	159
5-11	207	91	3,746	1,821	24	11	52	28	199	100
12-14	64	30	1,482	756	8	1	17	7	62	21
15-17	94	29	1,745	859	4	2	15	10	80	38
18-64	1,819	936	19,907	10,840	93	46	143	63	679	367
18-44	1,193	603	14,366	7,745	71	34	116	52	564	299
45-64	626	333	5,541	3,095	22	12	27	11	115	68
Other Age Groups										
16+	2,567	1,395	22,672	12,377	108	52	159	72	767	410
18+	2,500	1,377	21,465	11,781	104	50	148	65	716	390
62+	779	503	2,083	1,252	14	6	9	5	46	28
65+	681	441	1,558	941	11	4	5	2	37	23

P13. Hispanic Origin
(Universe: Hisp Persons)

Age	Total	Female
Total	2,515	1,310
Under 1	59	30
1 - 2	142	67
3 - 4	137	61
5	64	32
6	54	18
7 to 9	173	92
10 - 11	94	44
12 - 13	94	36
14	35	22
15	59	23
16	53	24
17	49	21
18	44	18
19	53	31
20	50	26
21	46	20
22 - 24	159	79
25 - 29	257	150
30 - 34	234	136
35 - 39	162	85
40 - 44	125	74
45 - 49	100	51
50 - 54	83	47
55 - 59	55	34
60 - 61	24	15
62 - 64	24	18
65 - 69	32	18
70 - 74	32	23
75 - 79	13	9
80 - 84	8	6
85 & over	4	3
Under 65		
0-4	338	158
5-17	675	312
5-11	385	186
12-14	129	58
15-17	161	68
18-64	1,416	784
18-44	1,130	619
45-64	286	165
Other Age Groups		
16+	1,607	888
18+	1,505	843
62+	113	77
65+	89	59

SELECTED SUBJECT DEFINITIONS

Age: The age classification is based on the age of the person in completed years as of April 1, 1990. Yet, review of detailed 1990 information shows that a number of respondents tended to provide their age as of the date of their completion of the questionnaire, not their age as of April 1, 1990. It is likely that approximately 10 percent of persons in most age groups are actually 1 year younger.

Contract Rent: Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. (For more information, see "Specified Renter-Occupied Housing Units Paying Cash Rent.")

Family Households (families): Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family which is further classified into "male householder" (a family with a male householder and no wife present) or "female householder" (a family with a female householder and no husband present).

Group Quarters: Includes all persons not living in households. Two general categories of group quarters are recognized:

1) institutionalized persons which includes persons under formally authorized, supervised care or custody in institutions (such as correctional institutions, nursing homes, and juvenile institutions) at the time of enumeration and

2) other persons in group quarters which includes all persons who live in group quarters other than institutions or persons who live in living quarters when there are 10 or more unrelated persons living in the unit. Also included are persons residing in certain other types of living arrangements regardless of the number of people sharing the unit.

Hispanic Origin: Persons of Hispanic origin are those who classified themselves in one of the specific Hispanic origin categories listed on the questionnaire-"Mexican," "Puerto Rican," or "Cuban"--as well as those who indicated that they were of "other Spanish/Hispanic" origin. Origin can be viewed as the ancestry, nationality group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival in the United States. Persons of Hispanic origin may be of any race.

Homeowner Vacancy Rate: The percentage relationship between the number of vacant units for sale and the total homeowner inventory. It is computed by dividing the number of vacant units for sale only by the sum of the owner-occupied units and the number of vacant units that are for sale only. (For more information, see "Vacant Housing Units.")

Householder: Includes, in most cases, the person or one of the persons in whose name the home is owned, being bought, or rented and who is listed in column 1 of the census questionnaire. If there is no such person in the household, any adult household member 15 years old and over could be designated as the householder.

Households: Includes all the persons who occupy a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Housing Units: Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. (For more information, see "Vacant Housing Units.")

Non-Family Households: Includes a householder living alone or with nonrelatives only. (For more information, see "Family Households.")

Race: The Bureau of the Census collects and publishes racial statistics as outlined in Statistical Policy Directive No.15 issued by the Office of Management and Budget. This directive provides standards on ethnic and racial categories for statistical reporting to be used by all Federal agencies. According to the directive, the basic racial categories are American Indian or Alaska Native, Asian or Pacific Islander, Black, and White. (The directive identifies Hispanic origin as an ethnicity.) The concept of race the Bureau of the Census uses reflects self-identification by respondents that is, the individual's perception of his/her racial identity. The concept is not intended to reflect any biological or anthropological definition. Although the Bureau of the Census adheres to the overall guidelines of Directive No.15, we recognize that there are persons who do not identify with a specific racial group. The 1990 census race question includes an "Other race" category with provisions for a write-in entry.

Rental Vacancy Rate: The percentage relationship of the number of vacant units for rent to the total rental inventory. It is computed by dividing the number of vacant units for rent by the sum of the renter-occupied units and the number of vacant units for rent. (For more information, see "Vacant Housing Units.")

Seasonal, Recreational, or Occasional Use: Includes vacant units used or intended for use only in certain seasons or for weekend or other occasional use throughout the year. (For more information, see "Vacant Housing Units.")

Specified Owner-Occupied Housing Units: Includes only one-family houses on less than 10 acres without a business or medical office on the property. The data for "specified" units exclude mobile homes, houses with a business or medical office, houses on 10 or more acres, and housing units in multi-unit buildings. (For more information, see "Value.")

Specified Renter-Occupied Housing Units Paying Cash Rent: Includes all renter-occupied housing units except one-family houses on 10 or more acres. Housing units that are renter-occupied without payment of cash rent are excluded. (For more information, see "Contract Rent.")

Vacant Housing Units: A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by persons who have a usual residence elsewhere are also classified as vacant. (For more information, see "Housing Units") Value–Value is the respondent's estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale. (For more information, see "Specified Owner-Occupied Housing Units.")

CONFIDENTIALITY AND HOW IT AFFECTS CENSUS DATA

As required by Title 13 of the U.S. Code, the Census Bureau must publish data in f form that does not disclose information about specific individuals, households, and housing units. In the 1970 and 1980 censuses, if the number of persons, households, or units to be presented in a table for an area was small enough so that it might have been possible to make individual identifications, then the data in such a table were potentially subject to suppression. Such suppressed data were represented by "***" or 0 in published tables or tape files.

This form of protection of confidentiality was effective, but made it difficult to use the tables as a source for secondary analysis. No exact value could be assigned to "***", and "false" 0's which made it impossible to sum across tables without complex programming to control for suppression of data.

For the 1990 Census, a new method of protecting the confidentiality has been devised. Every cell of every table will contain real numbers, but some small fraction of the households reported as being in each place actually live in some other location. The households which have been swapped between locations were matched so that the total number of persons by race, American Indian Tribe membership, and Hispanic ethnicity in each location was unchanged by the swapping. Furthermore, age was matched to the extent that the number of persons over and under age 18 in each location was unchanged by the household swapping.

Household swapping will impact upon such data items as exact age, sex ratios, and form of home ownership and household composition as reported in these STF1 data tables, and upon items such as education, employment, and income which will be covered in STF3 tables (forthcoming). However, the overall impact of household swapping, called the confidentiality edit, on the accuracy of the data is expected to be less than that of non-sampling errors (false or incorrect reporting or recording of data), coverage errors (missed households or persons), and processing errors (clerical and computer errors). This new method will greatly enhance the utility of the data because all tables are complete. This will be particularly true for the areas of very small population, despite the higher rate of household swapping because so many tables for such units had previously been subject to suppressions.